14th Election District

Edwin Dilworth, et ux

6th Councilmanic District

<u>manaman kalungkan pada banda kalungkan bahan bahan banda da banda bahan bahan bahan bahan bahan bahan ban ban</u> Manaman pada 1997, mengan banda banda banda banda banda penda banda banda banda banda banda banda banda banda b

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 94-93-A

Petitioners * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance filed by the owners of the subject property, Edwin and Virginia Dilworth. The Petitioners seek relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a minimum lot area per dwelling unit of 4,115 sq.ft. in lieu of the required 6,000 sq.ft. for proposed Lot 2, as more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Frank Gibson, on behalf of Puritan Construction, Inc., Contract Purchaser, and Robert Haynie, with APR Associates, Inc., the engineering firm which prepared the site plan submitted into evidence as Petitioner's Exhibit 1. Appearing as Protestants in the matter were Mary Ellen McFadden, and Linda and Ruth Bortner, adjoining property owners.

Testimony indicated that the subject property, known as 3025 Taylor Avenue, consists of 10,037 sq.ft., zoned D.R. 5.5 and is presently unimproved. Said property is also known as Lot 2 of the proposed resubdivision of the property known as 3023 Taylor Avenue, or Lot 1. The Petitioners are desirous of subdividing Lot 1 to create two lots, Lot 1 of which is already improved with a 2.5 story dwelling, which has been the Petitioners residence for many years, and Lot 2 which is proposed for

2, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED,

1) The Petitioners may apply for their building

permit and be granted same upon receipt of this Order;

however, Petitioners are hereby made aware that pro-

ceeding at this time is at their own risk until such

time as the 30-day appellate process from this Order

has expired. If, for whatever reason, this Order is

reversed, the relief granted herein shall be rescinded.

2) The Petitioners and/or any future owner or trans-

feree of the subject property shall be prohibited from

3) There shall be only one dwelling constructed on

Lot 2. The proposed dwelling shall face Taylor Avenue.

4) There shall be no garage constructed in the rear

yard of Lot 2 without a public hearing to determine

5) The Petitioners shall be required to submit a

Landscape Plan for review and approval by the Landscape

Architect for Baltimore County. Said plan shall pro-

vide for appropriate screening between the dwelling on

6) The Petitioners shall submit the architectural

plans for the proposed dwelling for review and approv-

al by the Baltimore County Office of Planning and

Zoning for a determination as to whether the proposed

dwelling is appropriate and compatible with other

7) Within thirty (30) days of the date of this Order,

the Petitioners shall cause a copy of this Order to be recorded in the Land Records of Baltimore County so

that any future purchaser, owner or transferee of the subject property is aware of this case and the restric-

8) When applying for a building permit, the site

plan and landscaping plan filed must reference this

case and set forth and address the restrictions of

proposed Lot 2 and the McFadden property.

dwellings on Taylor Avenue in this vicinity.

any future subdivision of Lot 2.

the appropriateness of same.

tions imposed herein.

this Order.

subject to the following restrictions:

development with a single family dwelling in accordance with Petitioner's Exhibit 1. Testimony and evidence revealed that the subject property straddles the Baltimore County/Baltimore City Line and as a result, the portion of proposed hot 2 which is located in Baltimore County only contains 4,115 sq.ft. of land, thereby necessitating the requested variance. It was noted that had it not been for the County/City Line crossing through this property, the relief sought would not be necessary. As previously stated, the proposed Lot 2 contains 10,037 sq.ft.

Testimony presented by Mr. Dilworth indicated that the proposed subdivision and subsequent development of Lot 2 is necessary to help the Petitioner provide for his future care. Testimony indicated that the proposed dwelling on Lot 2 will face Taylor Avenue and that only one dwelling will be constructed on the property, which is shown on the site plan to be located on the Baltimore County side. Mr. Dilworth testified that he has no intention of building another dwelling on Lot 2.

Linda and Ruth Bortner appeared in opposition to the Petitioners' request. The Bortners were concerned that the Petitioners were going to construct two houses on proposed Lot 2. As was clear from the testimony, the Petitioners only propose to construct one dwelling on the property and restrictions will be imposed at the end of this Order to address that concern. The Protestants also voiced concern as to underground streams and springs that are located in this area of Baltimore County. On behalf of Mary Ellen McFadden, Mrs. Bortner testified that she has suffered substantial damage to the basement and foundation of her dwelling due to the existing underground springs and streams. The Protestants fear that an additional basement so close to the McFadden dwelling, which appears to be located no further than 15 to 20 feet from the adjoining property line,

- 2-

may increase the water problems that Ms. McFadden has experienced. The Profestants also raised concern over additional storm water runoff which will be created as a result of the proposed improvements. Testimony indicated that the Bortners and McFadden yards are already saturated due to the high water table in this area. That fear should be minimized as a review of the topographical lines for the property as shown on the site plan indicate that any water runoff from the subject property will drain away from the McFadden property and towards Taylor Avenue.

In the opinion of this Deputy Zoning Commissioner, the Protestants raised legitimate concerns regarding the proposed construction on Lot 2. Those concerns will be addressed pursuant to the restrictions and conditions imposed at the end of this Order. The Protestants should understand, however, that this matter would not have been brought to a public hearing had it not been for the Baltimore County/Baltimore City Line bisecting this property. As previously stated, had this boundary line not existed, the property owners could have developed the property as proposed without a public hearing.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

Furniant to the advertisement, posture of the property, our public hearing on this Petition held, and for the reasons ; were asked, the variance requested should be granted.

the whother relief cap be granted in with in the

that the uplied of the ordinance will be stylesed any

much ame, as proposed, with not be continued to the special of the bolt. V.E.

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of the land due to the special conditions or your to the perturbian becomes.

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tioner's request in in struct harmony with the spirit and become of the

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Anderson v. Bu. of Appeals, Town to Champions Scattle Mo. Open

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THEREFORE, IT III OPDERED by the sequity Zoning Communication to Bultimore County Pila 27 Veriance requesting relief from Dechios 1902, 2011 of the heatomers county Zoning Regulations (B.C.Z.R.) to permit a minimum lot area per decising amit of 4,115 sq.ft. in lies of the required 6,000 sq.ft. tot proposed (p.)

Baltimore County Government Zoning Commissioner

Office of Planning and Zoning

October 27, 1993

(410) 887-4386

Mr. & Mrs. Edwin Dilworth 3023 Taylor Avenue Baltimore, Maryland 21234

Suite 113 Courthouse

Towson, MD 21204

400 Washington Avenue

RE: PETITION FOR VARIANCE SW/S Taylor Avenue, 190' SE of Glenoak Avenue (3025 Taylor Avenue) 14th Election District - 6th Councilmanic District Edwin Dilworth, et ux - Petitioners Case No. 94-93-A

Dear Mr. & Mrs. Dilworth:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours, Deputy Zoning Commissioner

for Baltimore County

TMK:bjs

cc: Mr. Frank Gibson Puritan Construction, Inc., 8106 Harford Road, Baltimore, Md. 21234 Ms. Mary Ellen McFadden, 3027 Taylor Avenue, Baltimore, Md. 21234 Ms. Linda Bortner and Ms. Ruth Bortner

3101 Taylor Avenue, Baltimore, Md. 21234 Mr. Robert Haynie

APR Associates, Inc., 7427 Harford Road, Baltimore, Md. 21234 People's Counsel; Fale

Petition for Variance to the Zoning Commissioner of Baltimore County

for the property located at 3025 TAYLOR AVE

THE LIEU OF GOOD SAFT FOR LUT TWO.

which is presently zoned D. H. O. F. This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) / /3 02.3 C TO KNACA SE MINIMUM NOT LOT AREA UCR DWLLLING ONIT OF 4115 SWET

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or DITHE TOTAL MET AREA FOR COT TWO IS LOOKY SOFT, EXILS SOFT. IN BACTIMORY COUNTY AND SOUZ SOFT IN BALTIMORY CITY! THERE FORE I THE BACTHOORE C'S ELITY LINE IN INCOMPRESS AND HARD WIFE DATE IS MEDICIONED TO THE DEBOTOT PROPERTY OF THE DETTILE OF THE DRIVEN SOFT OF THE DRIVEN SOFT OF THE DRIVEN SOFT OF THE

E) RALLINGRE GITY HAS APPROJED THE MINING SUBDIVISION. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, poeting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

	Bigto	Zipoc
Attorney for Patitioner:		4 spec
NO LEGAL	REPRESENT	ATTON
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Legal Owner(s)				
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TIMOR	<u>orr</u>	CE VAL ONLY		

DESCRIPTION OF PROPERTY 3025 TAYLOR AVENUE BALTIMORE COUNTY-CITY, MARYLAND

BEGINNING FOR THE SAME at a point on the Southwesterly right of way

line of Taylor Avenue as now widened and shown on the Baltimore County

Americanian in Algebra in the

Bureau of Land Acquisition Plat HRW 63-079; said point being situate 189.91 feet , measured in the Southeasterly direction along said right-of way line from its intersection with the Fasterly side of Gleboak Avenue, an unimproved street 15 feet wide; thence running from said point of beginning and binding along the Southwesterly right of way line of Daylor Avenue, referring all courses to the True Meridian as established for the Baltimore County Metropolitan District, South 38 degrees 34 minutes 45 seconds West 55.00 feet to intersect the third or North 60 degrees 00 minutes East 127.91 foot line of land which by Deed dated November 16, 1975 and recorded among the Land Records of Baltimore County in Liber 1589. page 493 was conveyed by Russell G.Schaefer and Ludwig H.Nchaefer to Edwin D.Dilworth and Virginia R.Dilworth.his wife; thence leaving Taytor Avenue and binding reversely along the third and second lines of said beed as now surveyed. South 51 degrees 29 minutes 50 seconds West 40.29 feet to a point on the boundary between Baltimore County and Baltimore City and then continuing the same course South 57 degrees 29 minutes 50 seconds West 142.26 feet to a pint at the end of the first line of the before-

mentioned Deed; thence binding reversely along a part of said line North

38 degrees 28 minutes 00 seconds West 55.00 feet; thence leaving the out

lines and running for a new line of division through the land described

in the beforementioned peed North 51 degrees 29 minutes 50 seconds East

73.09 feet to a point on the beforementioned boundary between Baltimore Rathmire Maryland \$1774 7160 Far [47] 444 (44)

Deputy Zoning Commissione

for Baltimore County

Page 2

DESCRIPTION OF PROPERTY 3025 TAYLOR AVENUE BALTIMORE COUNTY-CITY, MARYLAND

County and Baltimore City; thence continuing the same course North 51 degrees 29 minutes 50 seconds East 109.35 feet to the point of beginning; containing 0.2305 acres more or less of which 0.0945 acres is in Baltimore County and 0.1360 acres in Baltimore City.

8/24/1993

APR/s



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

District // Posted for: # 1718-72-8	Date of Posting 9/17/93
Petitioner: Feduin & Magnin 1	O. Ywarth
Location of property: 3025 Jaylov	Ave SW/S 190' SECloneak the
Location of Signer Food way for d. Way ju	n property being zoned
Remarks:	

Notice of Hearing

The Zoning Commissioner of Sections County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number: 94-93-A (Item 91)
3025 Taylor Avenue
SW/S Taylor Avenue
SW/S Taylor Avenue
SW/S Taylor Avenue
14th Election District
6th Councilmanic
Legal Owner(s):
Edwin Dilworth and
Virginia Dilworth
Contract Purchaser(s):
Puritan Construction, Inc.
HEARING: THURSDAY,
OCTOBER 14, 1993 at 9:00
a.m. in Rm. 118, Old
Courthouse.

(2)For information concerning the Fite and/or Hearing, Please Call 887-3391

9/117 September 9.

111 West Chesapeake Avenue

Towson, MD 21204

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on . 19

THE JEFFERSONIAN,



Development Management
1:1 West Chesapeake Avenue
Towson, Maryland 21204

Date 8-25-93

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Account: R-001-6150

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Please Make Checks Payable To: Baltimore County

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For newspaper advertising:

Item No.: //
Petitioner: // // //
Location: // // // // // // // // // // //
PLEASE FORWARD ADVERTISING BILL TO:

of Albert of Vienes Assigned Consider

WORTEN BEARING ACCEPTEDING AND POUTING PROGRAMMED & PROPERTY AND

Bultimore County Zoning Requisitions require that notice he given to the general public/neighboring property owners relative to property

which is the subject of an upcoming soming hearing; for trive perceive which require a public hearing, this pution is above; the by proving

a sign on the property and placement of a nonless of a section of

This office will ensure that the legal requirements for pour or legal

advertising are patiofied, however, the petitioner is respectful for

1) Posting fees will be accessed and beid to term wifting an eye.

E) Billing for legal adverticing, due upon receipt, *./, come from and oncoing be remisted directly to the newspaper.
NON-PAYMENT OF ADVERTISING FEES WILL BIAS ILLUMOUS OF WORLDS USED.

newspaper of general directation to the County.

the costs associated with these requirements.

PAYMENT WILL BE MADE AT FOLIZWO

time of filling.

Carried Africa Congress (Artel Carried Agreement)

NAME:

ADDRESS:

PHONE NUMBER:

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To: PUTUXENT PUBLISHING COMPANY
September 9, 1993 Issue - Jeffersonian

Please foward billing to:

Robert Haynie
APR Associates, Inc.
7427 Harford Road
Baltimore, Maryland 21234
410-444-4312

COPA

NOTICE OF HEARING

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Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-93-A (Item 91)
3025 Taylor Avenue
SW/S Taylor Avenue, 190'+/- SE of right-of-way line of Glenoak Avenue
14th Election District - 6th Councilmanic
Legal Owner(s): Edwin Dilworth and Virginia Dilworth

Contract Purchser(s): Puritan Construction, Inc.

HEARING: THURSDAY, OCTOBER 14, 1993 at 9:00 a.m. in Rm. 118, Old Courthouse.

Variance to allow a minimum net lot area per dwelling unit of 4,115 square feet in lieu of the courthouse.

Variance to allow a minimum net lot area per dwelling unit of 4,115 square feet in lieu of 6,000 square feet for lot #2.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

(2) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government Office of Zoning Administration and Development Management

(410) 887-3353

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Arnold Jeblon
Director

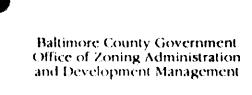
cc: Edwin and Virginia Dilworth
Puritan Construction, Inc.
APR Associates, Inc.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.

(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

(3) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Sayboan Ink



111 West Chesapeake Avenue Towson, MD 21204



October 4, 1993

(410) 887-3353

Mr. and Mrs. Edwin Dilworth
3023 Taylor Avenue

RE: Case No. 94-93-A, Item No. 91
Petitioner: Edwin Dilworth, et ux
Petition for Variance

Dear Mr. and Mrs. Dilworth:

Baltimore, Maryland 21234

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 25, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.



Maryland Department of Transportation
State Highway Administration

G. James E. philipsen Secretary Hall Massoff Application

Re: Baltimore County (TAME)

ig Bergione i Di≰ io Bellegi

Ms. Helene Kehring

Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Toware Maryland 21204

vien Matylanu / i

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State readway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

(1) John Contestabile, Chief

John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is

Teletypewriter for Impaired Hearing or Speech

383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free

707 North Caivert St., Baltimore, Maryland 21203-0717

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Zoning Administration & Development Management

FROM: Pat Keller, Deputy Director Office of Planning and Zoning

DATE: September 15, 1993

SUBJECT: 3025 Taylor Avenue

INFORMATION

Item Number:

Petitioner:

Property Size:

Zoning:

SUMMARY OF RECOMMENDATIONS:

A minor subdivision plan for this property was submitted previously and reviewed by the Office of Planning and Zoning. Our comments of April 23, 1993 and July 8, 1993 are attached.

The initial plan showed lot 2 as being 60 feet in width. Staff recommended increasing the width of this lot to as much as 70 feet. The revised plan, however, shows a decrease in the width of lot 2 to 55 feet. This office again recommends increasing the width of lot 2 to 65 feet in order to be compatible with the lots located on the opposite side of Taylor Avenue.

- 78C 01 /090NE /23C1

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

October 27, 1993

Ms. Linda Bortner Ms. Ruth Bortner 3101 Taylor Avenue

Baltimore, Maryland 21234 RE: PETITION FOR VARIANCE SW/S Taylor Avenue, 190' SE of Glenoak Avenue

(3025 Taylor Avenue) 14th Election District - 6th Councilmanic District Edwin Dilworth, et ux - Petitioners Case No. 94-93-A

Dear Misses Bortner:

In response to the concerns you raised at the hearing in the above-captioned matter regarding junk and debris on the subject property. I arranged for a Zoning Inspector to vist the site to determine whether or not a violation of the B.C.Z.R. exists.

Mr. Leonard Wasilewski, inspector for this area, visited the site on approximately October 15, 1993 and observed the junk and debris in question. After careful review of the site plan for this property, it has been determined that the debris is located on the Baltimore City side of this property, and as such, is out of our jurisdiction. Enclosed please find a photograph taken of the site by Mr. Wasilewski on which he has depicted the Baltimore City/Baltimore County line as it runs through this property.

Should you wish to pursue this matter, it is suggested that you contact the Baltimore City Zoning Office for assistance. Meanwhile, if you have any further questions, please do not hesitate to contact this office or Mr. Wasilewski at 887-3351.

> TIMOTHY M. KOTROCO Deputy Zoning Commissioner for Baltimore County

Very truly yours,

cc: Len/Wasilewski - ZADM

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

October 27, 1993

(410) 887-4386

Pa. 1

Mr. & Mrs. Edwin Dilworth 3023 Taylor Avenue Baltimore, Maryland 21234

RE: PETITION FOR VARIANCE SW/S Taylor Avenue, 190' SE of Glenoak Avenue (3025 Taylor Avenue)

14th Election District - 6th Councilmanic District Edwin Dilworth, et ux - Petitioners Case No. 94-93-A

Dear Mr. & Mrs. Dilworth:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

for Baltimore County

Deputy Zoning Commissioner

TMK:bjs

f. Frank Gibson Puritan Construction, Inc., 8106 Harford Road, Baltimore, Md. 21234

Ms. Mary Ellen McFadden, 3027 Taylor Avenue, Baltimore, Md. 21234

Ms. Linda Bortner and Ms. Ruth Bortner 3101 Taylor Avenue, Baltimore, Md. 21234

Mr. Robert Haynie

APR Associates, Inc., 7427 Harford Road, Baltimore, Md. 21234

People's Counsel; File

CITY OF BALTIMORE KURT L. SCHMOKB, Mayor



PLANNING COMMISSION DEPARTMENT OF PLANNING Charles C. Graves. Director Sih Floor, 417 East Fagette Street Baltimore, Maryland 21207-3416

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: June 21, 1994

John R. Reisinger

Permits & Licenses

FROM: WCatherine A. Milton Z.A.D.M.

SUBJECT: B199312

Mr. Avery Harden has assured me that the applicant will comply with restriction number five (5) of 94-93-A and has asked that the above permit be reinstated. Therefore, this office is forwarding the request to reinstate permit number B199312.

c: Case No. 94-93-A

NAMF & George G. Balog, Director BALTIMORE Department of Public Works 600 Abel Wolman Municipal Building

DATE August 23, 1993

FINAL SUBDIVISION AND DEVELOPMENT PLANS FOR 3023 - 25 TAYLOR AVENUE

Ms. Rachel Edds, Acting Director

Department of Planning Wth Ploor, Benton Building 417 E. Payette Street

The Final Subdivision and Development Plans for the subject project have been reviewed and the following are our comments:

- 1. Water is available to 3023 and 3025 Taylor Avenue from the existing 12-inch main in Taylor Avenue (in Heltimore County). 2. Presently servicing 3023 Taylor Avenue is a 3/4-inch service with a
- 5/8-inch meter. 3. Please be advised that since the lots ere fronting on a street lying in Heltimore County, the plans should also be submitted to Baltimore County for review.
- 4. The driveway depressed curb shown on the plane encrossing onto the adjacent property, this is not allowed in Beltimore City, 5. Traverse points should be added to the traverse note on the aubdivision plat.
- 6. A detailed erosion and sediment control plan is required before a permit can be approved by this Department for any construction
- 7. The owner/developer should be advised that all construction must conform to the City of Beltimore Brosion and Endiment Control requirements. The ewner/engineer/developer is required to exemit e detailed eresion and sediment central plan or provide a written request and justification to qualify for a standard applicant appropriate agreement to the Department of Public Horks. Contact the the Devices Division at 196-3603 for details concerning the Breelon and Sediment Control Program and the Granian and Sediment Control Dustyn Manuel.
- O. If there are plans to construct electrical conduct in conjunction with these plans, the cures/developer to advised to configuration the conduct Suction of the Otility Engineering Division improvedency.

LARGE

BALTIMORE COUNTY, MAPYLAND INTER OFFICE CORRESPONDENCE

Permits & Licenses

DATE: June 10, 1994

FROM: Catherine A. Million Z.A.D.M.

John R. Reisinger

SUBJECT: B199312

It was brought to my attention by Avery Harden of Department of Public Works that the applicant had not complied with restriction number five of zoning case 94-93-A. Because of this noncompliance this office withdraws it's approval of the above referenced permit and requests that the permit be rescinded until such time that it can be demonstrated that all conditions of the zoning case have been met,

C: Case No. 94-93-A

CTIY OF BALTIMORE KINT I R MACKE More



PLANNING COMMISSION DEPARTMENT OF PLANNING Charles C fetates, there we . Mile bow 417 bart baren. Siege Raftrouw Marchail \$1767 1222

"What's best shout Baltimore is you! Join Meighbors United - 394-7777"

Mr. Alexander P. Retych APR Associates Inc. 7427 Harford Road Baltimore, Maryland 71234

Door Mr. Ratych:

Re: 3023-3025 Taylor Avenue At ite regular meeting of July 15, 190), the Flanning Comminaton approved the Final Subdivision Plan, dated June 8, 1993, and the Final Development Plan. dated June 8, 1993, for subdividing one lot into two lots.

Plens submitted for building primits must be revised in accordance with requirements moted in the attached agency reports. Please mote the Department of tublic Works comments.

As developer, you are required to conform to the approved plans for werk on site improvements as grading, drainage, utilities, paving, landscaping, and lighting. Also, it would be designable for you to plant trees slong the attest frontage of your property.

We ere sanding you four approved copies of the subdivision plan and our approved copy of the development plan The three lines copies of the sub-Atutatan alam ment to the the land Becards Office of the Superior Court of Baltimore City within thirty days. Written notice atering the date of recording and Polis number should be prospilly forwarded to this office. Fatlure to do so within a reasonable time may subject you to a fine of not less than 825 nor more than \$200 each day such violation continues

Charles C. Graves Director

Mr. John J. Sdanowich

Department of Planning

8th fl., 417 E. Fayette Street

Final Subdivision and Development Plan for 3023-3025 Taylor Avenue



JUL 0 9 19**93**

DAIL July 7, 1993

Please be advised that the above Final Subdivision and Development Plan has been reviewed by Lieutenant Jesse Boblits a member of my staff.

This department has no objections, as per plans submitted; however, all applicable Laws and Ordinances must be complied with.

28-1416 SORT REV. 91173

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PLANNING COMMISSION DEPARTMENT OF PLANNING CITY OF BALTIMORE

tached is referred to (/) Board of Municipal and Zoning Appeals RECTOR OF PUBLIC WORKS Comptroller Rureau of Engineering Community Action Agency "Water Economic Development Commission □ Waste Water Fire Highwaya Health Surveys and Records Historical and Architectural Preservation Commission Bureau of Utility Operations Interstate Division Sanitation . LAW Water and Sewers Model Cities Highways Off Street Parking Bureau of Inspection Police Construction (Public Building) Port Authority □ Tests Real Estate Division Bureau of Consumer Services Recreation and Parks Customer Service Schools Application & Licenses Transit and Traffic partment of Housing and Community Development Miscellaneous Construction and Building Inspection Engineering SAM MONTIMEN. Neighborhood Rehabilitation Zoning Enforcement

Please comment on final subdivision and development plan for 3023-3025 Taylor Avenue. A prompt reply is requested by July 14,1993

EWING AGENCY COMMENTS:

PLANS EXAMINATION APPLICATION HAS BEEN FILED **TRELEGISE WE WOULD HAVE** GUDD:VISION PLAN IF ALL RE-DUIREMENTS OF THE BUILDING CODE OF BALTIMORE CITY ARE COMPLIED WITH.

Planning Section

zoning comments

Please comment on final aubdivision and development plan for 3023-3025 Taylor Avenue.

John J. Sdanowich

PLANNING COMMISSION

DEPARTMENT OF PLANNING

CITY OF BALTIMORE

Aviation

Board of Municipal and Zoning Appeals

Comptroller

Community Action Agency

Economic Development Commission

☐ Fire

Health

1 Historical and Architectural Preservation Commission

1 Interstate Division

🗖 Law

Off Street Parking

Port Authority

1 Real Estate Division

Recreation and Parks

Schools

Transit and Traffic

Miscellaneous

Model Cities

........

ttached is referred to (/)

RECTOR OF PUBLIC WORKS

Bureau of Engineering

Water

□ Waste Water

1 Highways

🗖 Surveys and Records

Bureau of Utility Operations

Sanitation

Water and Sewers

Highways

Sureau of Inspection

Construction (Public Building)

Tests

Bureau of Consumer Services

Customer Service

Application & Licenses

epartment of Housing and Community Development

Construction and Building Inspection

☐ Engineering Neighborhood Rehabilitation

Zoning Enforcement 244.4. TANNER.

□ Planning Section

A prompt reply is requested by July 14,1993

The final subdivision and development plan for 3023-25 Taylor avenue is located in 9 R-3 single family residence district. The proposal is to subdivide the existing lot 3023 Faylor are which is oplit between Boltimore city and Boltimore which is oplit between Boltimore city and Boltimore country and create two lots one retaining the existing the existi unny and mean two was one recounting the lows uny dwelling on it and the other proposed new lot femily det let femily det ached dwelling also speit between Ballimore city and Ballimore Country (the actual building is maily in Balto Country) the part of the lot in Balto city is large many for a dwelling.

in the 2-3 roning district. Det I don't see my off still parking provided, the building neets the side although for the R?. I see the be a parking pad in the front in the Balle portion, In Ballo city that would be a violation if the driveway did not extens 20 ful along the side of the house, but I don't know what the regulation is in Baltimore County The front setback would be of in Baltimore city, but I don't know what it is in Baltimere County. The near setback in Boltimore city for a dwelling is 25 feet 30 feet is more than enough worther date . Ohove no record of any apparations or plans filled to build

Robert W Blackwell Aprisons fragedon Ist (journey Enforcement)
July 1, 1993,

PLANTING COMMISSION DEPARTMENT OF PLANNING CITY OF BALTIMORE

Aviation Board of Municipal and Zoning Appeals ttached is referred to (/) RECTOR OF PUBLIC WORKS Comptroller Bureau of Engineering Community Action Agency Economic Development Commission Water Waste Water Fire THealth Highways Historical and Architectural Preservation Commission Surveys and Records nterstate Division Bureau of Utility Operations T Law Sanitation Model Cities Water and Sewers Off Street Parking Highwaya Bureau of Inspection 7 Police Construction (Public Building) Port Authority Tests Real Estate Division Bureau of Consumer Services Recreation and Parks Customer Service Schools Application & Licenses Transit and Traffic

Miscellaneous Bath When wen

Construction and Building Inspection Engineering Neighborhood Rehabilitation Zoning Enforcement Planning Section

partment of Housing and Community Development

Please comment on final subdivision and development plan for 3023-3025 Taylor Avenue. A prompt reply is requested by July 14,1993 John J. Sdanowich JECT:

IEWING AGENCY COMMENTS:

GENERAL NOTES 31060 SQFT. OR 0.7130 AC 20110 SQFT. OR 0.4616 AC 1 10950 SQFT. OR 0.2514 AC 2. EXTSTING CONTING DENSITY CALCULATION 5.5 * 0.7=3.85 A. LOTS ALLOWED B. LOTS PROP. OWNER: EDWIN D. DILWORTH & WF. 3023 TAYLOR AVENUE BALTIMORE CO. MD. 21214 TAX ACCOUNT NUMBER : 1700004914 5 6. DEED REFERENCE 7. TAX-BLOCK-PARCEL : - 4. CENSUS TRACT 9. REGIONAL PLANNING DISTRICT 10. SCHOOL DISTRICT 11. WATERSHED COUNTY E CITY : I SINGLE FAMILY DWELLING 1), EXISTING USE : 2 SINGLE FAMILY DWELLINGS 16. PUBLIC SEWER AND WATER EXIST IN TAYLOR AVENUE. THERE ARE NO CRITICAL AREAS, WETLANDS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, HAZARDOUS MATERIAL SITES OR STORAGE OR HISTORIC BUILDINGS ON THE SITE. 18. THERE ARE NO WELLS, SEPTIC SYSTEMS OR UNDERGROUND FUEL JANKS ON-SITE. 19. BEARING SHOWN REFER TO THE TRUE MEREDIAN AS ESTABLISHED TO BALLINGE COUNTY METROMOLITAN STABLISHED 20. PARKING REQUIRED

A. 2 PARKING UNITS/LOT = 4 UNITS

B. PARKING PROVIDED - 4 UNITS

21. THE AREAS BETWEEN THE SIGHT LINE AND THE CURS LINE MUST BE CLEARED , GRADED, AND REFT FREE OF ANY OBSTRUCTIONS.



June 10,199 Mander P Rayet, Prof LS Fail A CHANGE PE FAIL A CHIYON PIOP & S

Ms. Susan Williams Division Manager Built Environments 417 E. Lafayette Ave. 8th Floor Baltimore, Md. 21202

> Re: 3023-3025 Taylor Ave Minor Subdivision

Dear Susan:

Enclosed please find two prints each of the Resubdivision of the Property and Site Development Plan for the above reference project. We are submitting these drawings for your preliminary review and evaluation.

Also, I have enclosed a copy of the Minor Subdivision Plan which was submitted to the Baltimore County. The majority of the County Agencies have approved the project, except the Department of Environment and Resource Management have not forwarded their comments.

If you need any further information please do not hestitate to call our office.

> Sincerely yours, APR Associates, Inc. Eshit thyunce. Robert L. Haynle Design Engineer

TAY.LET

American't Reson Prof., 5 Paul E. France, P.E. Paul A. Reson, Prof., 5

November 23,1993

Mr. Timothy M. Kotroco Suite 113, Courthouse 400 Washington Ave. Towson, Maryland

> Re: 3025 Taylor Ave. Case Number : 94-93-A (Item 91)

Dear Mr. Kotroco:

Our office had contacted Mr. Frank Gibson of Puritan Construction, Inc. the contract purchaser for the above reference project. At your request, Mr. Gibson will record your Variance Order with the accompany restrictions in both Baltimore County and City Courthouses.

I hope this will satisfy any outstanding concerns of the Soning Department and the surrounding property owners. If there are any questions or need additional information, please do not hesitate to call me.

> Sincerely yours APR Associates, Inc. petet Ettingue Robert L. Maynie Design Engineer

P.C. Mr. Frank Gibson Ms. Mary Ellen McFadden TA3025.LET

Plat to accompany Petition for Zoning Variance Special Hearing PROPERTY ADDRESS: 3023 & 3025 TAYLOR AJENUE See Pages 5 & B. Of the CHECKLIST for additional property into Checklist for additional property in the · PECELVED 3028 - y for low Subdivision name: DILWORTH PROPERTY PLEASE PRINT CLEARLY 1 5 0 1996 Dacto Med 21234 Lystanbic 28,1983 plat book#____,follo#____,lot#____,section#___ OWNER: EDWIN & VIRGINIA DILWORTH 3101 Taylor Ave, 21234 ZONING COMMISSIONER Kuth Bortner 3101 Taylor Ave 21234 I am written in reference to the application. a gozing number to 94.95 A with the heaving oute of Betober 14,1993 at the old soul Rouse. BL-CCC I cannot be at the heaving but hope my withour objection to the regiming well he noted. LOCATION INFORMATION I think that building two houses between BALTIMORE istinas Dienost — j#+ the existing houses would be very bad for the landeringsie berege 💪 1-262 3530 Fish. M. - 7D reighbol and the residents. ugaror and one received. The house this area are basically built in 70 foot wide lots and to Try to squeeze Two ist circ. 0.23 10,037 PORCET HAYAYE (APPORTED) 2422 HARRIND ED RALTONA. nouses on to a 55 foot will let would imprice FRANK GIBSON 15 ODEON CT BAST 21234 TORR " Grania: 💢 i à ctrair on water, sewage, telephone and electric Хаваарфекк Веу Сейсью Алью, (ПС **5**0) Generally, I don't feel that I want to have two homes built account the street Palor Zaning Haarings NOME Zoning Office USE ONLY! date: 8/4/93
prepared by: APR ASSOCIATES INC. Scale of Drawing: 1'= 50' Thank you for Domaidering my objection of the regionary. I micely Laura ded May Woods

